

Meeting Agenda
Bar Harbor Planning Board
Wednesday, February 3, 2021 at 4:00 PM
(amended 1/27/2021 to note item VI. b. is also completeness review)

IMPORTANT NOTICE —
THIS MEETING WILL BE HELD REMOTELY

1. As the town and/or the state declaration(s) of emergency due to COVID-19 remain in effect, the meeting will be held remotely via the online video meeting platform Zoom, instead of in person at the Municipal Building.
2. This meeting will be broadcast live on Spectrum channel 7 (in Bar Harbor) and streamed online at https://townhallstreams.com/towns/bar_harbor_me. It will also be archived on the website for later viewing after the meeting.
3. Members of the public are welcome to take part in the meeting via the Zoom webinar. The webinar can be accessed and joined by going to the website <https://zoom.us> and clicking the “Join a Meeting” button. When prompted, enter the meeting ID (862 1955 4552) followed by the passcode (098940). You will be prompted to enter your name and email address. To join by phone, dial (301) 715-8592 and enter the numbers listed above when prompted. The webinar can also be accessed and joined by clicking on this direct link: <https://us02web.zoom.us/j/86219554552?pwd=S1JZeTIWOXVKSnJyRThHZVZpMG9SUT09>
4. Following standard Planning Board practice, speakers will be asked to identify themselves at the beginning of their comments and limit themselves to three minutes.

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. PUBLIC COMMENT PERIOD

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda and not a pending application before the board, with a maximum of three minutes per person.

V. APPROVAL OF MINUTES

- a. January 6, 2021

VI. REGULAR BUSINESS

- a. Discussion on density

b. Subdivision Plan Completeness Review/Compliance Review/Public Hearing for SD-2020-05 — JAX Route 3 Housing

Project Location: Tax Map 115, Lot 21 off Main Street/Route 3 and encompassing a total of ±35.76 acres, according to town tax records. The subject land is in the Scientific Research for Eleemosynary Purposes district.

Applicant/Owner: The Jackson Laboratory (JAX)

Application: The applicant proposes a residential development to be used exclusively by JAX employees. The project will be accessed via Woodlands Lane. It will consist of two, three-story buildings providing a total of 24 units (in a combination of 1-, 2-, and 3-bedroom configurations). The project will utilize town water and sewer.

c. Sketch Plan Review for PUD-2021-01 — Jones Marsh Affordable Housing Development

Project Location: Tax Map 212, Lot 43-1 off of State Route 3 and encompassing a total of 30 acres according to town tax records. The subject land is the Town Hill Residential and Town Hill Rural districts.

Applicant/Owner: Island Housing Trust

Application: The applicant proposes to subdivide a 30-acre property into nine lots (8 buildable for residential use, 1 remainder). Six of the buildable lots would have single-family homes and two of the buildable lots would have two-family homes, for a total of 10 dwelling units.

d. Sketch Plan Review for SD-2021-01 — Harbor Lights

Project Location: 18 Hamor Lane (Tax Map 216, Lot 50), encompassing a total of 58.97 acres according to town tax records. The subject land is in the following districts: Shoreland Limited Residential, Hulls Cove Residential Corridor, Hulls Cove Rural, Resource Protection and Ireson Hill Residential. The proposed development would be located on a portion of the lot in the Shoreland Limited Residential, Hulls Cove Residential Corridor and Hulls Cove Rural districts.

Applicant/Owner: Christopher Maller Revocable Trust, Christopher Maller trustee

Application: The applicant proposes to construct a total of 40 dwelling units (two single-family homes, 15 two-family homes and two, four-unit buildings) on public sewer and public water.

VII. OTHER BUSINESS

- a.** Update on Town Council action on vacation rentals

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT